

COPOA 1 2 3 Board of Directors Meeting
Wednesday, July 26, 2023
Zoom Meeting

**Attending: Terry Carson, Steve Campbell, Lacy Jewell, Mike Meadows, Gaige Sigida,
David Mangold, Roy McCubbins**

Members in attendance: Cherie Young, Heather Baker

- Call to Order at 7:01pm by President Terry Carson
- Approval of March 22, 2023 minutes (attached)
 - Motion to approve made by Mike Meadows and seconded Roy McCubbins; unanimously approved
 - Roy has added a section on HOA webpage for meeting minutes
- Review revised ACC fees
 - Proposal is that if someone builds a house or pool or makes a drastic change to their property, then an appropriate charge will apply, maybe \$1500; Lesser changes will also have appropriate fees; proposed charges are attached
 - Terry will discuss with ACC committee the proposed changes to ACC fees
 - We need to research to see if all ACC committee members are required to be property owners, or if someone can be a consultant without being an owner
 - See Exhibit D attached
- Treasurer's report: attachments below
 - Revenue has increased this year because of fees and RV park; lower costs this year
 - Bank accounts balances and profit loss amounts attached below
 - Three delinquent dues remaining and one returned payment; one owner with a inaccurate addresses from newly obtained properties from 2022
- Campground and river park maintenance
 - Memorial Day: full RV park and full septic tank; Terry called septic company to pump the tank
 - Board is having trouble finding people to show up to mow the river

park and/or the RV park. Mike has mowed the park himself and hauled off trash.

- Mike Meadows asked if we are still planning on replacing a concrete table? Gaige stated that we have the funds to purchase.
- Discussion about the former game camera at the gate; new camera is at Terry's house; board will discuss at a later date if it is still necessary to install

- Avant property owners' discussion – encroachment/erosion/boulders (attachments A through C)
 - Exhibit A: Terry met with Avant property owner's attorney and they showed how our fence has encroached on their property. We will need to move the fence.
 - Culvert that they claim to be causing erosion will need to be removed as well
 - Surveyors will need to come out and stake out where the appropriate property line should be laid.
 - Roy made the motion to proceed to correct encroachments needed, as requested by the attorneys, Mike Meadows seconded the motion, approved by board unanimously.
 - Board will obtain bids for the work and report back with itemized cost.

- Solar eclipse – request by member
 - How does the HOA want to handle this event?
 - We may need to discuss in the next few months if we need to do anything to prepare as an association
 - The board at this time is taking no action regarding the eclipse

- Additional items from board/other business
 - Roy asked for an update on the Concan water system: there may be rolling blackouts to allow for tanks to fill overnight.
 - Long term water situation: a productive new well has been dug; waiting for the state to approve before it can be tied into Concan water system

- Adjourned at 8:03pm by motion made by Steve and seconded by Roy McCubbins

Respectfully submitted by Lacy Jewell, Secretary COPOA 1,2,3